SETCO
51 ` Virginia Way C22
Bı twood, TN 37027

BOOK 11267 PAGE 539

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[McEwen Development, LLC	New Owner	[
[5544 Franklin Road	[	[Map 136
[Suite 200	[	[Parcel 156
[Nashville, TN 37220	[	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Fred Ritter (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto McEwen Development, LLC, a Tennessee Limited Liability Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being a 13.51 acre (more or less) tract of land located west of Smith Springs Road and east of Anderson Road as shown on Map 136, Parcel 156 of Davidson County, Tennessee and depicted on attached Exhibit A.

Being part of the same property conveyed to Fred Ritter by Warranty Deed from Beazer Homes, Corp. D/b/a Phillips Builders of record in Book 11204, page 888, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

[Subscribed and sworn to before me this 30th day of November, 1998.

Notary Public

[My Commission Expires: 9/19/01

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of November, 1998.

Fred Ritter

Thelma Ritter

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred Ritter**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained. *and Thelma Ritter

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/16/01

Thelma Ritter, as spouse of Fred Ritter, hereby joins in the execution of this instrument for the purpose of conveying any and all marital interest she may have in subject property.

EXHIBIT "A"

TRACT I:

Being a portion of the same property conveyed to Grantor by deeds of record in Book 5172, page 406, Book 4654, page 67, Book 5508, page 923, all in the Register's Office for Davidson County, Tennessee.

0529251
IDENTIF. & REFERENCE

98 DEC 28 PM 2:33

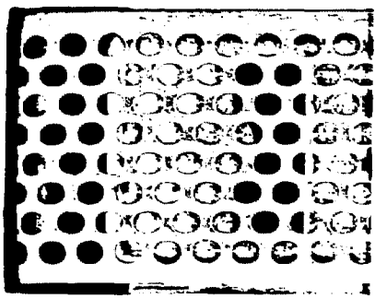
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4798 12/28 0101 03CHECK 7.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11267 PAGE 542

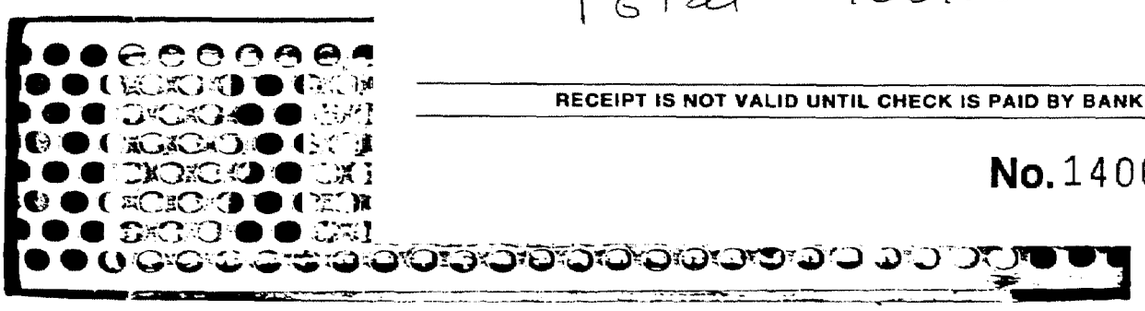
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

052925J
IDENTIF. & REFERENCE

98 DEC 28 PM 2:33
REGISTER
DAVIDSON COUNTY, TN.

			CAMT 200000.00
			CON TX 74.00
			PRFEE 1.00
			MDEED 12.00
			CFEE 2.00
			TOTAL 89.00
			CHECK 89.00
12/28/98	01	14:31 0001	4798
			VOIDED
			CON TX 74.00-
			CON TX 740.00
			TOTAL 666.00
			CHECK 666.00
12/28/98	01	14:32 0001	4799

Total $755.00



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406317